

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **April 23, 2007**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Brad Cornelius-Planning Manager, Aimee Webb-Development Coordinator/Vice Chairperson, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Keith Hunter-Environmental Health Director, Barry Ginn-Barrineau Ginn & Associates, Inc, Mike Springstead-Springstead Engineering, Lee Hawkins-Attorney, Bill Stevens-Engineering Manager for Public Works, and Karen Parker-Secretary.

The meeting convened at 2:00 p.m.

### **Approval of Minutes-**

Mr. Cornelius made a motion to approve the minutes from April 16, 2007. Mrs. Keenum seconded the motion, and the motion carried.

Mrs. Rogers asked the Committee if they would agree to hear the Villages projects first, which the Committee agreed to do.

*Mr. Springstead joined the Committee as County Engineer for the Villages projects.*

### **New Business:**

#### **VOS – Shell Convenience Store @ Colony Plaza – Major Development - Preliminary & Engineering Review**

Lee Klymer, Farner Barley & Associates, Inc., was present and requested preliminary & engineering approval to construct a 3,790 square foot convenience store, parking and paved area. Mrs. Webb's comments consisted of adding the loading/unloading zone to the plans, adding the land use and zoning for the parcel to the east as screening may be required, providing the parking calculations, providing approval to develop outside the property boundaries, defining the property boundaries on the site plan, and providing the approximate number of employees and hours of operation. Mr. Cornelius, Mr. Lukert, Mr. Hawkins, Mr. Hunter, and Mr. Springstead had no comments. Mr. Stevens' comment consisted of extending the existing de-acceleration lane on 466A to the Sumter/Lake county line to facilitate motorist reaction time to the proposed driveway. Mrs. Webb stated any comments from The Villages Public Safety will be forwarded upon receipt.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans and subject to any comments received from The Villages Public Safety. Mr. Cornelius seconded the motion, and the motion carried.

**VOS – Lake Sumter Landing Professional Plaza – Phase II – Major Development - Preliminary & Engineering Review**

Lee Klymer, Farner Barley & Associates, Inc., was present and requested preliminary & engineering approval for construction of phase II. Mrs. Webb's comment consisted of correcting the discrepancy in the legal description and sketch on the cover sheet. Mrs. Webb stated any comments from The Villages Public Safety will be forwarded upon receipt. Mr. Cornelius, Mrs. Keenum, Mr. Lukert, Mr. Hawkins, Mr. Hunter, and Mr. Stevens had no comments. Engineering comments consisted of resubmitting the engineering site plan for approval prior to the building permit being issued, and providing all regulatory agency permits. Mrs. Rogers' comment consisted of extending the sidewalk access to the facility along the adjacent parking spaces in Phase I.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans and subject to any comments received from The Villages Public Safety. Mr. Cornelius seconded the motion, and the motion carried.

*Mr. Springstead excused himself from the meeting.*

*Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.*

**Old Business:**

Mr. Cornelius made a motion to remove the New Life Christian Church from the table. Mrs. Webb seconded the motion, and the motion carried.

**New Life Christian Church – Medium Development – Conceptual Review**

Glen Schroeder, contractor and church member, was present and requested conceptual approval to construct a 40' X 90' church to accommodate 150-175 members and change the existing residence to a fellowship hall for meetings. The property is located on C-462, approximately one quarter mile past the intersection of CR 127. The applicant plans to construct a future church within 10 years to accommodate any additional members. Mr. Cornelius advised Mr. Schroeder that Mr. Ginn didn't have an opportunity to review the revised plans prior to this meeting; however, Mr. Ginn will review the plans later today and will provide any comments to Mrs. Webb, which she will forward to Mr. Schroeder. Mr. Cornelius requested the Committee review the case to address other staff comments now and re-table the project to the DRC meeting on May 7, 2007. Mrs. Webb stated her previous comments have been addressed. Mr. Cornelius, Mr. Lukert, Mr. Hawkins, and Mr. Hunter have no comments. Mrs. Keenum inquired about the sewer connection to the existing residence. Mr. Schroeder stated they will be connecting to the City of Wildwood utilities; therefore, the septic and well will be eliminated at a later date. Public Works' comment consisted of requesting an additional sixteen (16) foot road right-of-way reservation be shown on the plans and dedicated to Sumter County for future roadway improvements to C-462. Mr. Stevens stated he will contact Robert Smith with the City of Wildwood concerning the right-of-way issue. The Zoning and Adjustment Board hearing for this case is scheduled for May 7, 2007.

Mr. Cornelius moved to table this project to May 7, 2007, to allow the applicant time to address any comments from the County engineer, staff to address the outstanding right-of-way issue, and to submit revised plans. Mrs. Keenum seconded the motion, and the motion carried.

**The Villages Rehab & Nursing Center – Major Development – Conceptual Review**

Debbie Brazill, owner/administrator/representative for The Villages Rehab & Nursing Center, was present and requested conceptual approval to construct a 62,500 square foot, 120-bed skilled

nursing facility. The property is located in the Lady Lake/Lake Weir Park area on US 27/441. Mrs. Webb, Mr. Lukert, and Mr. Hawkins had no comments. Mr. Cornelius stated the Zoning and Adjustment Board is scheduled to hear this case on May 7, 2007. Mrs. Keenum inquired as to the entrance location for the project, which Ms. Brazill replied access would be at the County Crossings traffic light. Mr. Hunter requested a copy of the plans for the dining and kitchen area. Engineering comments consisted of providing a separate boundary survey, showing what is proposed on the plans, providing flow arrows reflecting the existing and proposed drainage flow patterns on the property, and including the necessary documentation that demonstrates this property was included in the master stormwater management facility design. Mrs. Rogers inquired whether this project will utilize the drainage system for County Crossings. Mr. Ginn replied the submitted plans show the utilization of County Crossings' drainage. Mr. Stevens requested the applicant contact Florida Department of Transportation, since US 27/441 is a state maintained highway, and request a copy of their comments. Mrs. Webb and Mr. Cornelius advised that the engineering information will be provided at time of preliminary/engineering plan review. Mr. Cornelius stated that the applicant provided a trip generation statement but a full traffic study will be required prior to engineering plan approval.

Mr. Cornelius moved to approve the conceptual plan subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

#### **Weber Warehouse – Medium Development – Conceptual & Engineering Review**

Ty Mullis, A Civil Design Group, LLC and Norman Pelletier, representative, were present and requested conceptual and engineering approval to construct an 8,000 square foot warehouse and 2,000 square feet of office space. Mrs. Webb's comments consisted of labeling the plans as conceptual/engineering, providing a letter of authorization with a complete legal description, submitting copies of the Southwest Florida Water Management and Sumter County Public Works permits, providing 24' for any two-way drive aisle(s), clarifying site note #6, re-labeling site note #7 as setbacks, indicating whether any signage is proposed, revising site note #17 to reflect the correct telephone number for Sumter County Public Works, adding a stop sign and stop bar at the driveway exit, and listing the proposed number of employees and hours of operation on the plans. Mr. Cornelius, Mrs. Keenum, Mr. Lukert, Mr. Hawkins, and Mr. Stevens had no comments. Mr. Hunter inquired about the soil types shown on the plans. Engineering comments consisted of labeling the plans as conceptual/engineering, providing a return radius on the east side of the drive aisle, confirming the legend hatching, showing the existing and proposed contours of the county right-of-way at the proposed culvert installation, revising the driveway profile to provide a smoother transition into the property, correcting drainage construction note #3, correcting the plans to revise the estimated high water level to 57.00 to be consistent with the calculations, providing the location of the soil borings on sheet 3 of the plans, revising the Basin Run-Off Network printout on B-5 for Basin A, revising Post-Development Basin A3, correcting the Basin Run-Off Network data to provide consistency on the plans, confirming the proper setbacks from pollution sources, and providing appropriate setback radii on the plans for the proposed well.

Mrs. Webb moved to approve the conceptual and engineering plans subject to all comments being addressed on revised plans and subject to any comments received from Fire Services. Mrs. Keenum seconded the motion, and the motion carried.

Mrs. Keenum moved to adjourn. Mrs. Webb seconded the motion, and the motion carried.

Meeting adjourned at 2:55 p.m.

The next meeting is scheduled for May 7, 2007.